



**GRASSROOTS**  
REALTY GROUP

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**216, 1005B Westmount Drive  
Strathmore, Alberta**

**MLS # A2236357**



**\$344,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Strathmore Lakes Estates  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                              |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                     |               |                   |
| <b>Size:</b>     | 957 sq.ft.  | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Garage Door Opener, Heated Garage, Secured, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | -   |               |                   |

**Heating:** In Floor, Natural Gas

**Floors:** Carpet, Tile

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Stone, Stucco

**Foundation:** -

**Features:** Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data

**Inclusions:** Furniture Negotiable

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 670

**LLD:** -

**Zoning:** R3

**Utilities:** -

Welcome to the highly sought-after Savana Complex! This popular corner unit is bathed in natural light, featuring an open and airy layout. With two bedrooms, the master bedroom is generously sized to accommodate a king-size bed, complete with an ensuite bathroom and a walk-in closet for added convenience. The kitchen boasts beautiful rich cabinetry paired with elegant granite countertops, making it a chef's delight. Cozy up next to the corner gas fireplace during chilly evenings, and enjoy the comfort of in-floor heating and air conditioning throughout the unit. Additionally, this listing includes two titled parking spots and a storage locker, all within a tranquil and quiet complex. Don't miss the opportunity to call this stunning unit your new home!